

SOUTH CAROLINA
UNIFORM INSTRUMENT
STAMP
MAY 15 1981

REC'D 1541 PAGE 361
LONG, BLACK & GASTON
MORTGAGE PM '81

THIS MORTGAGE is made this 15 day of May 1981, between the Mortgagor, Andrew M. Platt and Sandra L. Platt (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand Nine Hundred and No/100 (\$45,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2011

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Taylors, on the eastern side of Brook Glenn Road, being shown and designated as Lot 103 on a Plat of BROOK GLENN GARDENS, recorded in the RMC Office for Greenville County in Plat Book JJJ, at Page 85, and having according to a more recent survey by Freeland and Associates, dated May 13, 1981, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Brook Glenn Road, at the corner of Lot 104, and running thence with the eastern side of said Road, N 29-43 W, 110 feet to an iron pin at the corner of Lot 102; thence with the line of said Lot, N 60-17 E, 150 feet to an iron pin at the corner of Lot 117; thence with the lines of Lots 116 and 117, S 29-43 E, 110 feet to an iron pin at the corner of Lot 104; thence with the line of said Lot, S 60-17 W, 150 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to Mortgagor herein by deed of John L. Dill, III and Susan A. Dill, dated May 15, 1981, and recorded at even date herewith.

"In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the Mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80 percent of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02 percent of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01 percent of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fail to pay it."

which has the address of 407 Brook Glenn Road, Taylors (Street) (City) S.C. 29687 (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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